



Town of New Windsor

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OFFICE OF THE PLANNING BOARD

5 November 2002

Mr. Jay Samuelson
New Horizon Design & Engineering Consultants, PLLC
156 Orange Avenue
P.O. Box 452
Walden, New York 12586

SUBJECT: COVINGTON ESTATES SITE PLAN
NEW WINDSOR APPLICATION NO. 01- 41

Dear Mr. Samuelson:

Attached hereto please find a memorandum received by the Planning Board Chairman from Town Historian Glenn Marshall. Upon reading the memorandum, you will note his significant concern relative to your proposed project, which is within the designated historical corridor along Route 300.

A meeting of Town representatives was held on this date to discuss the issues raised in Mr. Marshall's review memorandum. As a result of this meeting, some improvements have been identified which appear appropriate for incorporation into your design. Please note the following recommended revisions:

- The roadway detail for The Old Forge Hill Road section within your project should be revised to provide reconstruction of the stone walls on both sides at the ROW line (anticipated 3' +/- ht. and 2.5' width), belgian block curbing, roadway pavers, and an undisturbed zone along the back of the ROW line (within non buildable area required by setback to proposed Town Road).
- You should verify that all building setbacks meet front yard setback from the future Town Road property.
- The area to the west of the intersection of The Old Forge Hill Road and Rt. 300 should not be developed. This will require the relocation of the common building to another location of the project. (also see next comment).
- The area noted in the prior comment, should be enhanced with the installation of a historical marker to recognize the historical location of this roadway. Any other historical recognition in this area should also be considered.

- A non-disturbance buffer area should be provided along Rt. 300 from the roadway east.
- With regard to the belgian block and brick paver material, alternatives should be provided to the Town Historian for selection, prior to selection/delivery.
- Grades for the potential (future) thru roadway to Vails Gate Heights Drive must be established at this time. This is necessary to determine that the grading proposed on your project is consistent with this potential future extension. To accomplish this, a centerline profile should be prepared and grades for the future road established. The roadway and short stub road to be constructed as part of this project must conform to the grades necessary for future extension.

We also had the opportunity to discuss the sewer issue, and review the deed you forwarded to us via fax. It would appear that sewer would be available via the Sewer District #20 (Stewart) main. The connection to this line was as you proposed in your discussions with John Egitto.

If you would like to meet to discuss these matters further, please do not hesitate to contact me at your convenience.

Very truly yours,

TOWN OF NEW WINDSOR
PLANNING BOARD

Mark J. Edsall, P.E.

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

cc: George J. Meyers, Town Supervisor
James Petro, Planning Board Chairman
Philip Crotty, Attorney for the Town
Henry Kroll, Highway Superintendent
Michael Babcock, Building Inspector
Glenn Marshall, Town Historian